ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ೦೨, ಸೆಪ್ಟೆಂಬರ್, ೨೦೨೫ (ಭಾದ್ರಪದ ,೧೧, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, TUESDAY, 02, SEPTEMBER, 2025 (BHADRAPADA ,11, SHAKAVARSHA, 1947)	ನಂ. ೫೨೬ No. 526

GOVERNMENT OF KARNATAKA

No. UDD 468 MNJ 2025(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi
Bengaluru, dated: 01.09.2025.

NOTIFICATION

Whereas, buffer for lakes and drains are insisted at the time of granting approval for developments, as per the zonal regulations of the approved master plans of the concerned local planning areas.

Whereas further, it is found necessary to define the categories of drains and prescribe uniform buffer for lakes and drains for all the local planning areas coming within the Bengaluru Metropolitan Region.

Now therefore, in exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, the Government of Karnataka proposes to make certain amendments to zonal regulations of Revised Master Plan-2015 of the Local Planning Area of Bengaluru, approved Master Plan of the Bengaluru - Mysuru Infrastructure Corridor Local Planning Area and the approved Master Plans of all the Local Planning Areas coming within the Bengaluru Metropolitan Region.

Any objections or suggestions from the public on this amendment may be addressed to the Additional Chief Secretary to Government, Urban Development Department, Vikasa Soudha, Dr. Ambedkar Veedhi, Bengaluru-560001, within thirty days from the date of this publication. Objections/suggestions received after the stipulated date will not be considered by the State Government.

DRAFT REGULATIONS

Title and Applicability.- (1) These regulations may be called the Zonal Regulations of Revised Master Plan-2015 of the Local Planning Area of Bengaluru, approved Master Plan of the Bengaluru - Mysuru Infrastructure Corridor Local Planning Area and the approved Master Plans of all the Local Planning Areas coming within the Bengaluru Metropolitan Region (Amendment) Regulations 2025.

(2) They shall come into force from the date of its final publication in the official Gazette.

(3) In the zonal regulations of the (i) Revised Master Plan-2015 of the Local Planning Area of Bengaluru, (ii) approved Master Plan of the Bengaluru - Mysuru Infrastructure Corridor Local Planning Area and (iii) approved Master Plans of all the Local Planning Areas coming within the Bengaluru Metropolitan Region, irrespective of anything contained in the zonal regulations, the following regulations with regard to lakes and drains shall be applicable.

Buffer for Lakes:- The buffer to be maintained around the lake (as per revenue records) and the infrastructure/activities permissible in the lake and the buffer area shall be as stipulated in the Karnataka Tank Conservation and Development Authority Act. This buffer may be taken into account for reservation of park while sanctioning plans.

Drains:- The drains have been categorized into 3 types namely primary, secondary and tertiary as below:

Primary Drain:- shall mean natural drain/ nala as per revenue records meant for carrying storm water, leading from lake to another lake or leading from lake to a river.

Secondary Drain:- Shall mean natural drain/nala as per revenue records meant for carrying storm water, leading to a lake or to a primary drain.

Tertiary Drain:- shall mean natural drain/ nala as per revenue records meant for carrying storm water, leading to secondary drain.

Minimum buffer for primary, secondary and tertiary drain/ nala shall be as below.

Sl No.	Classification	Buffer on either side from the edge of drain / nala as per revenue records (in m.)
1	Primary	15.00
2	Secondary	10.00
3	Tertiary	5.00

Whereas drain/nalas leading to tertiary drains shall be maintained as per the revenue records and buffer shall not be insisted for such drains/ nalas.

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Permissible uses / activities in the buffer shall be as specified in the zonal regulations.

These classifications have been used for the drains identified in the approved Master plan. In case the buffer has not been marked in the Master plan for any of the above types of drains, then based on the revenue records, buffer shall be insisted in all such cases without referring the land use plan while according approval for building/development/layout plan. Permission in sensitive areas, if earmarked on the land use plan, shall be considered only by the Planning Authority.

By Order and in the name of the
Governor of Karnataka

(Rajesh S Sulikeri)
Under Secretary to Government
Urban Development Department,
(BDA & B-1)

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

THAMMAIAH